

ESSENTIAL HOUSING ADVISORY COMMITTEE
November 18, 2020, 4:00 P.M.
COUNTY COMMISSION CHAMBERS,
JAMES S. PAGE GOVERNMENTAL COMPLEX
YULEE, FLORIDA

The Nassau County Essential Housing Advisory Committee (EHAC) met in regular session this 18th day of November 2020 at 4:00 p.m. at the Commission Chambers, James S. Page Governmental Complex, Yulee, Florida. Present were Committee members Suzanne Willis, Greg Matovina, Jenna Emmons, Betsie Huben, Carlene McDuffie, Mary Pitcher and Chairman Thomas Ford. In attendance via Zoom was Taylor Riffey. Absent was Lisa Rozier. Representing the Planning Department was Abby Weiss, Planner 1 and Holly Coyle, Assistant Planning Director. Also present were Carol Gilchrist, SHIP Coordinator and Peggy Snyder and Tina Barnett, Recording Secretary's.

Chairman Ford called the meeting to order at 4:03 p.m.

Chairman Ford and Ms. Gilchrist presented Justin Taylor with a plaque to thank him for his years of serving as Chairman of the EHAC.

Regarding Tab A, it was moved by Ms. McDuffie, and seconded by Ms. Huben, and unanimously carried to approve the minutes from the September 16, 2020 meeting as presented.

Regarding Tab B, Ms. Weiss advised that a new resolution must be adopted at the next Board of County Commissioner's meeting to amend the existing resolution, which established the eleven EHAC committee members. The EHAC must be comprised of at least eight but not more than eleven members, who shall perform the duties as described in Florida Statutes Section 420.90746. Ms. Weiss listed the open positions on the committee to be filled. Ms. Weiss will send this PowerPoint to the committee members for further discussion at the next meeting. Ms. Huben expressed concern that no one representing the School Board has attended any of the EHAC meetings. She recommended Alexandra Reed Lajoux and someone from the Fernandina Beach Housing Authority as potential members. Ms. Weiss will redo the category chart and email to each of the committee members by the end of this week. She requested that the committee member reply with any suggestions.

Regarding Tab C, Ms. Weiss pointed out that the committee needs to rank by importance the Affordable Housing Strategies and Goals such as inclusionary zoning for countywide or certain areas, reduce infill and development cost, reevaluate density bonus, flexible lot configurations, impact fee subsidy, application fee reductions, Community Land Trust (CLT) and any others recommended by the EHAC. Discussion followed regarding updating the incentive report from 2018 as there are new items to add and consolidate in one spot for developers. Ms. Weiss also felt it important to continue the speaker series. She requested any suggestions from the committee. The group discussed zoning for tiny homes and the 75 foot wide single-family lot. This committee will explore having a standard zoning code such as an Affordable Housing zoning category.

Regarding Tab E, the group discussed the Local Housing Assistance Plan (LHAP). It was moved by Ms. Emmons, and seconded by Mr. Matovina, and unanimously carried to approve the LHAP as presented.

Chairman Ford advised that Tab D was to discuss House Bill 1339 and Federal CARES act Funds update. Ms. Gilchrist addressed a meeting with Mr. Mullin about House Bill 1339, which is Law and no changes allowed. She noted that the State Housing Incentive Program (SHIP) remains unchanged. The CARES Act funding is finishing up round one ending December 30, 2020. Round two applications are available as of November 19, 2020 through November 30, 2020 to assist with mortgage and rental, which will pay back to March 1, 2020. There is currently \$133,807.00 in funds available but if more funds are needed, Florida Housing has funds available that have to be spent by December 30, 2020. Discussion followed.

Regarding Tab G, it was moved by Mr. Matovina, and seconded by Ms. Pitcher, and unanimously carried to cancel the EHAC meeting for December 16, 2020. The next EHAC meeting is scheduled for January 20, 2021.

There being no further business, the Essential Housing Advisory Committee meeting adjourned at 5:01 p.m.